

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION OF THE
CITY OF NORTH RICHLAND HILLS, TEXAS
HELD IN THE CITY HALL, 4301 CITY POINT DRIVE
SEPTEMBER 21, 2023**

C.3 ZC23-0069 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM THE REDINGER GROUP, LLC FOR A REVISION TO A PLANNED DEVELOPMENT AT 6716 STARDUST DRIVE, BEING 2.88 ACRES DESCRIBED AS TRACT 1A2, JOHN C. YATES SURVEY, ABSTRACT 1753.

APPROVED WITH CONDITIONS

Chair Welborn introduced the item, opened the public hearing, and called for Planning Director Clayton Comstock to introduce the request. Mr. Comstock introduced the request.

Chair Welborn called for the applicant to present the request.

Curtis Young, Sage Group, 1130 N Carroll Avenue, Southlake, presented the request. Mr. Young discussed the previous approval of the planned development in August 2022 and how the approved site plan was affected by the discovery of a gas line easement at the south end of the property. Mr. Young discussed the details of the updated site plan and the changes made to accommodate the easement.

Chair Welborn and Mr. Young clarified that there is not currently a builder involved with the project.

Chair Welborn and Chase Medford, Somerik Realty, 1713 Little Deer Lane, Fort Worth, Texas discussed the house elevations provided and the dimensions of the houses.

Chair Welborn, Commissioner Goetz, and Mr. Young discussed the mix of two-story and single-story homes.

Commissioner Narayana and Mr. Young discussed the garage setback and the location of sidewalks on the central lots.

Chair Welborn and Commissioner Narayana discussed the effect of the garage setback on the square footage of the houses.

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Commissioner Goetz clarified that the sidewalks are four feet in width.

Chair Welborn called for Mr. Comstock to present the staff report. Mr. Comstock presented the staff report.

Commissioner Ross and Mr. Comstock discussed the location of a fenced Atmos area and how this would affect the homeowner on the southeast corner of the property, and discussed the location of a stop sign to control the traffic flow out to Stardust Drive and the emergency access to the property.

Commissioner Goetz and Mr. Comstock discussed the availability of public parking on Stardust Drive.

Chair Welborn called for anyone wishing to speak for or against the request to come forward. There being no one else wishing to speak, Chair Welborn closed the public hearing.

Commissioner Narayana discussed possible reductions in the front setback to allow deeper pad area and setbacks for the garage.

Chair Welborn discussed the walkability of the neighborhood and the effects of the garage setbacks.

Commissioner Ross stated that he agreed with adding a condition to require sidewalk access for the center lots to the open space sidewalk but did not believe the setbacks on all the lots should be adjusted.

Commissioner Goetz stated her support for the proposal due to the difficulty imposed by the layout of the lot.

A MOTION WAS MADE BY COMMISSIONER ROSS, SECONDED BY COMMISSIONER GOETZ TO APPROVE ZC23-0069 WITH THE CONDITION THAT SIDEWALK ACCESS BE REQUIRED BETWEEN THE CENTRAL HOMES AND OPEN SPACE SIDEWALKS.

MOTION TO APPROVE CARRIED 6-0.